

**Town of Berne
Planning Board Meeting Minutes
April 11, 2024**

Public Hearing 6:35 PM:

- **Angard / Zabinski- Lot Line Adjustment 1043 Thacher Park Rd (SBL# 70.-1-32.11)**
- **Pledge of Allegiance**
- **Roll Call: Chairman Bremer, Board Member Khoury, Board Member Vincent, Board Member Shultes, Alternant Warner, absent was Board Member Kipper.**
- **Chairman Bremer made a motion to open the Public Hearing with Board Member Shultes seconding the motion, motion was carried with all members voting AYE.**
- **No one showed up to speak for or against the Lot Line Adjustment, there were also no letters or emails.**
- **Board Member Vincent made a motion to close the Public Hearing, Chairman Bremer seconded the motion, motion was carried with all members voting AYE.**

Regular Meeting:

New Business: NONE

Old Business: Angard / Zabinski – Lot Line Adjustment 1043 Thacher Park Rd (SBL # 70.-1-32.11)

- **Chairman Bremer made a motion to accept the minutes with Board Member Shultes seconding the motion with the correction of a Capital Letter for the word Planning Board on page 2 of the minutes, motion was carried with all members voting AYE.**
- **Chairman Bremer and Steve Khoury did the site visit for the Angard / Zabinski Lot Line Adjustment, and they walked the property and found that everything was as it was presented to the board in the application.**
- **Board Member Shultes read the Conservation Boards report for the site**

visit they performed and views the Lot Line Adjustment favorably. The findings were that there appears to be no negative environmental implications or impacts with the buyers intended use of the land for enjoyment of nature.

- Chairman Bremer made a motion to approve the application for the Lot Line Adjustment, Board Member Vincent seconded the motion, the motion was carried with all members voting AYE.
- John Demis, a surveyor, asked the Board the code for having to have a survey done for a sketch plan and would like the Town Attorney to go over the code for a sketch plan for a minor subdivision and advise if the survey is needed. Chairman Bremer told him that he would forward it to the Town Attorney for clarification.
- Emily Vincent, who is the owner of Two Rock Ranch came to speak to the Planning Board about sheep and her suggestions pertaining to the sheep grazing proposal from TJA Clean Energy Solar Project. Emily is a local sheep farmer who has 350 head of sheep at her farm. Her suggestions on items that need to be addressed with the proposal are as follows:
 1. **Fencing:** 10' fence with 8' above ground and 2' buried to keep coyotes out.
 2. **Site Layout:** Double gates to create vestibule for trucks/ trailers coming in so the sheep don't get out. They would need to open the first gate, pull into the area, close the first gate behind them and then open the second gate. The sheep farmer would need a large turnaround for the truck and trailer.
 3. **Emergencies:** Alternate entrance in case of emergency, and a plan for unplanned emergencies.
 4. **Section 6:** Add "guardian dogs" and not feed the sheep or dogs at any time. For unplanned emergencies, visits, or maintenance the sheep farmer will be notified immediately so they can react appropriately for the care and safety of the sheep and guardian dogs. Site manager to be responsible for repairing or paying for any breach of fence line by acts of nature, humans, or predators.
 5. **Section 10:** caused by Sheep farmers sheep and guardian dogs. Under "Meet the Sheep" there needs to be "Meet the Guardian Dogs" or add this wording to the handout. Do not approach working dogs, feed, or make eye contact. The dogs are there to protect the sheep from predators and any act they consider to be aggressive towards the sheep. At anytime please call Sheep Farmer with any questions

and concerns.

6. Educational aspects need to be met about the sheep and guardian dogs.

7. Lighting needs to be addressed.

8. Signage for sheep and guardian dogs.

- Other:

- The Board is waiting on the glare analysis, Board Member Vincent presented a sketch for a way to set up the balloon or fixed ball or buoy.

- Waiting on more driveway information

- The question came up of is there going to be any surveillance at the site.

- Chairman Bremer made the motion to adjourn the meeting, Board Member Khoury seconded, the motion was carried with all members voting AYE.

Respectfully Submitted,

Peggy Deitz
Administrative Assistant